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**SUNSTONE U.S. OPPORTUNITY (NO. 2) REALTY TRUST ANNOUNCES SALE OF
AZURE CREEK AT TATUM RANCH APARTMENTS**

Vancouver, BC – January 30, 2015: Sunstone U.S. Opportunity (No.2) Realty Trust (“Sunstone”) announced today that it has sold its 100% interest in its last remaining investment property, the Azure Creek at Tatum Ranch Apartments (“**Azure Creek**”), located in Phoenix, Arizona for US\$23,250,000 less standard closing costs and adjustments.

Azure Creek at Tatum Ridge Apartments, in Cave Creek, Arizona, is a 160-unit multi-family housing complex comprised of 11 two-storey stucco buildings with units ranging in size from 707 to 1,093 square feet. The 8.05 acre property is located in Cave Creek, a northern suburb of Phoenix, and includes a 24-hour fitness facility, executive business center, picnic areas, barbeque grills, open air cabana and a dog park. Azure Creek was originally acquired by Sunstone in December 2010 for US\$17,500,000 plus standard closing costs and adjustments.

Sunstone intends to complete a closing audit on the property prior to distributing a final special distribution to unitholders. Sunstone anticipates this process to be completed by April 2015.

As all the properties in the fund have now been sold, and subsequent to the payment of the special distribution, Sunstone will begin processes to terminate and dissolve the fund.

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Additional information about Sunstone is available at www.sunstoneadvisors.com or www.sedar.com.

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